



Kaiāulu o Kūku'ia Apartments

200 Units

**Hawaii Housing Finance &
Development Corporation**
November 18, 2021

Contents

- Site
- Infrastructure
- Rents
- Services
- Critical Path
- Investment



Site: Location



Site: Overview

- 200 units on 28.5 acres
- 100% Affordable Housing at 30-60% AMI
- Community Centers & Laundry Rooms
- Open Space, BBQ, Community Gardens & Tot Lots
- Occupations within income range include:
 - Public Safety
 - Retail Sales
 - Hotel Staff
 - School Admin
 - Food Service, etc.

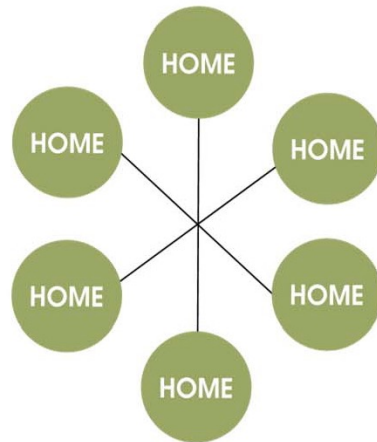


Site: Neighborhood Development Model



HOME

A home is a place with an entry, appropriate living space with privacy & refuge.



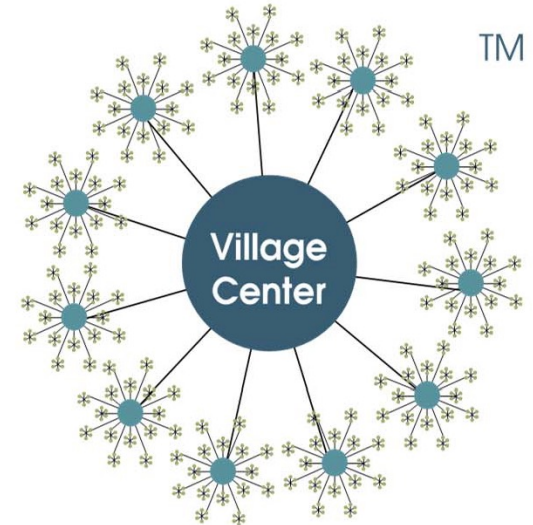
CLUSTER

A group of homes that form relationships. (6-12 homes)



NEIGHBORHOOD

A group of clusters that form relationships. (40-100 homes)



COMMUNITY

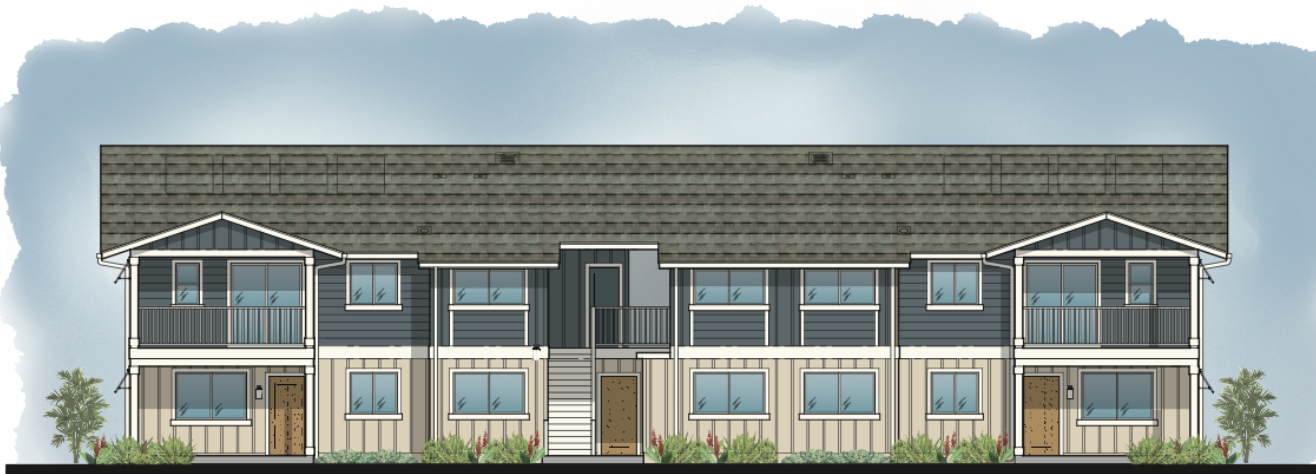
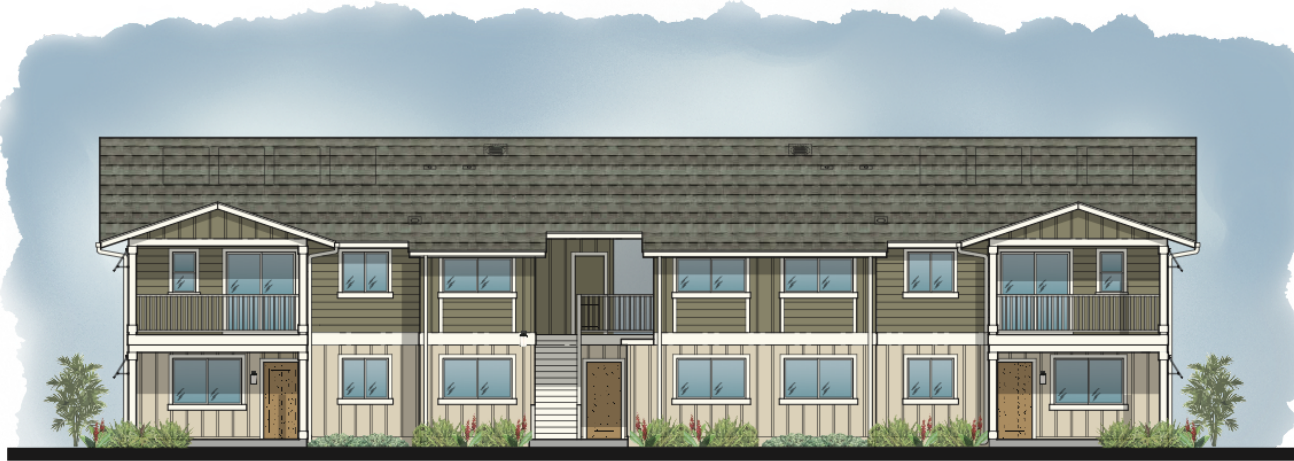
A place where neighborhoods gather. (approximately 1000 homes)



Site Plan



Site: Exterior Design

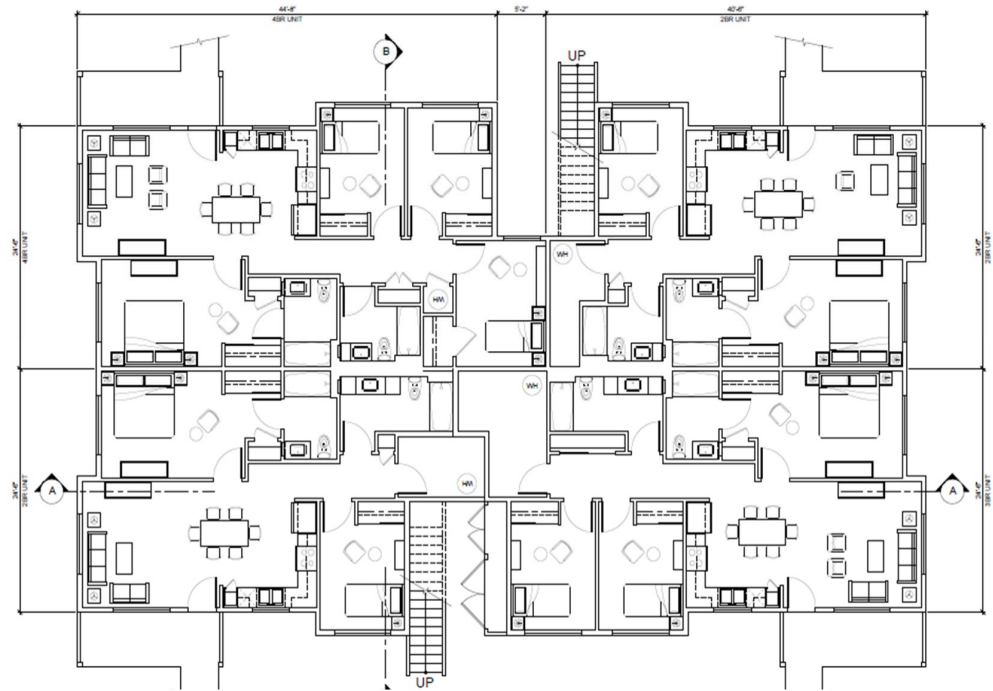


Site: Living Space

COMMUNITY GARDENS



LANDSCAPE
(NATIVE PLANTS)



Infrastructure: Overview

- Roads
- Retention
- Water
- Sewer



Infrastructure: Water

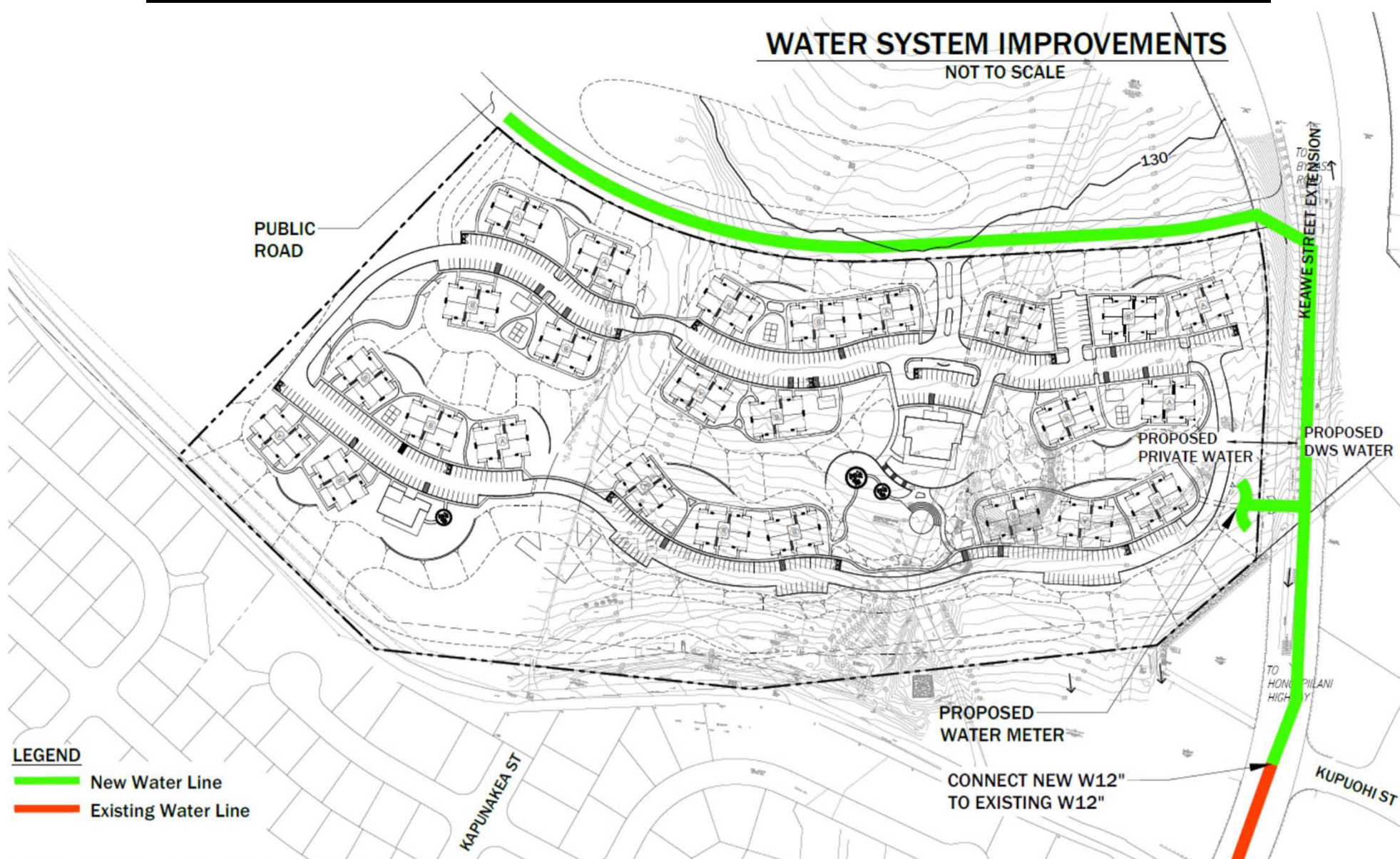
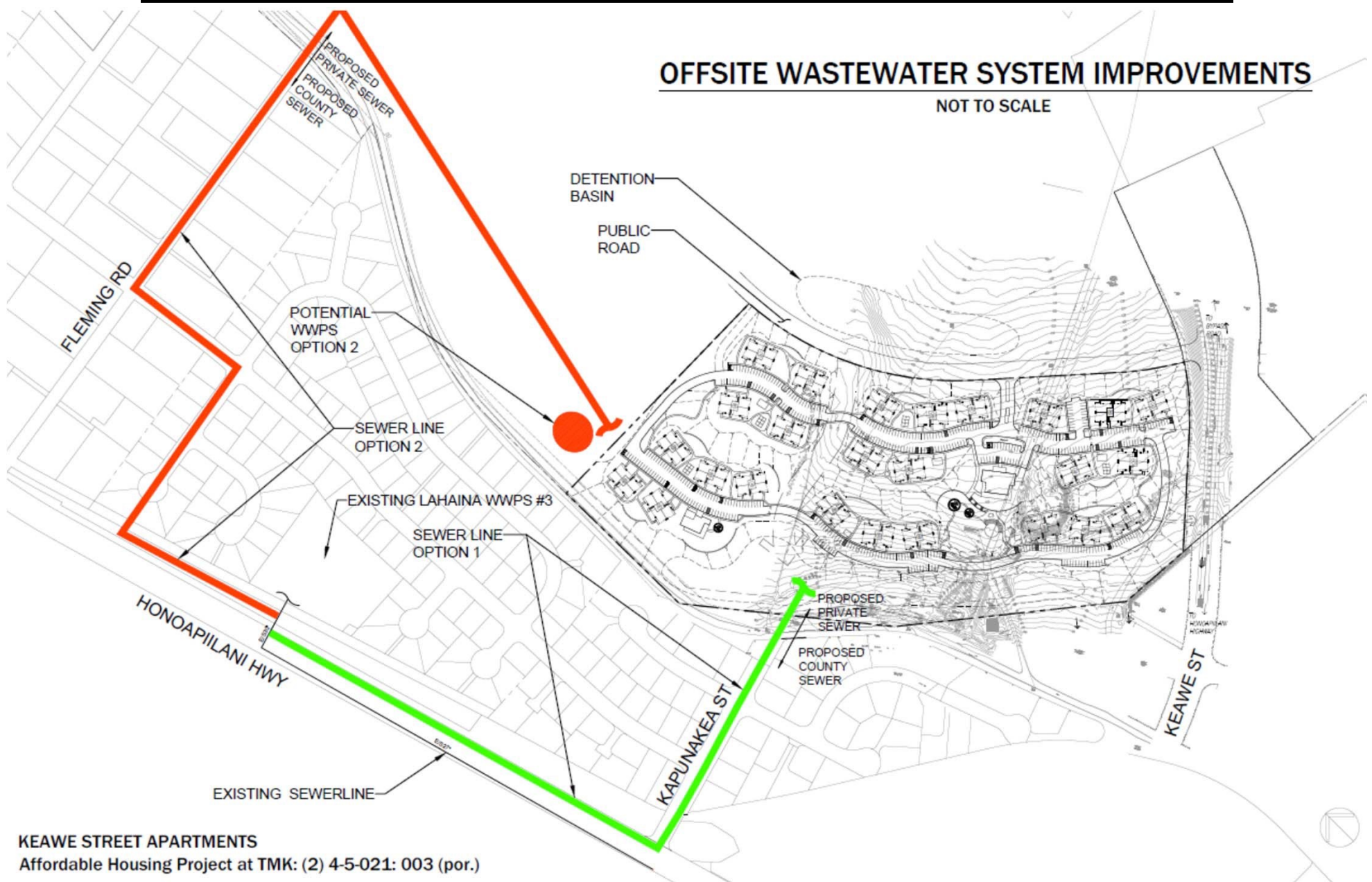


FIGURE 9: PROPOSED WATER SYSTEM IMPROVEMENTS
KEAWE STREET APARTMENTS AT THE VILLAGES OF LEIALI'I
 Affordable Family Rental Housing Project

Infrastructure: Sewer



Rents

Rent Limit **

Unit	30%	40%	50%	60%
2 bed	\$561	\$794	\$1,026	\$1,259
3 bed	\$629	\$898	\$1,167	\$1,435
4 bed	\$681	\$981	\$1,280	\$1,580

* Based on 2021 area median income levels established by HUD

** Potential Rent = [Allowable Rent @ Unit AMI] – [Utility Allowances]

Services

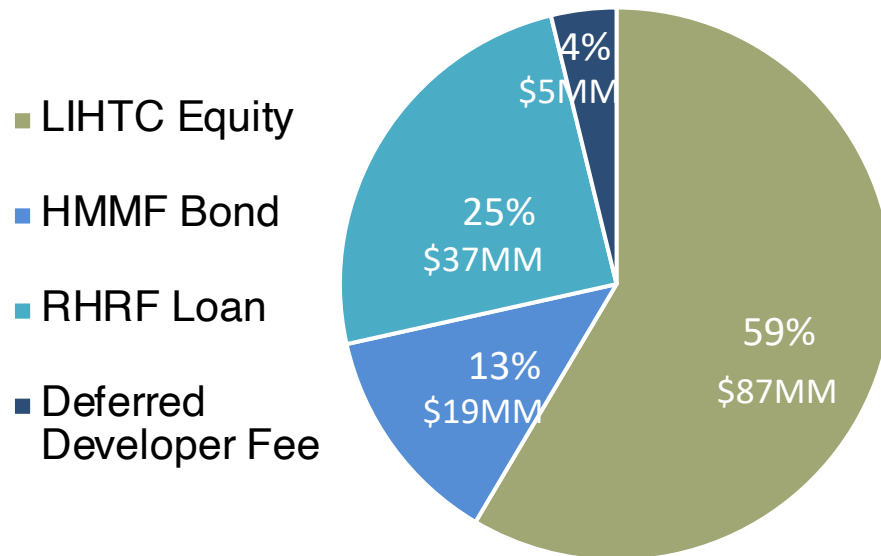
- On-Site Service Coordinator
- Setting Service Goals
- Work with Community Organizations
- Outreach to Surrounding Neighborhoods
- Evaluating Performance

Critical Path

- | | |
|----------------------|-------------------|
| 1. Building Permits | Ready for pickup |
| 2. Financial Closing | March – June 2022 |
| 3. Construction | 24 months |

Investment

Permanent Financing



Cost Escalations

- Site Conditions
- Infrastructure
- Labor Shortage
- Materials Pricing
- Market Response
- Transportation
- Delays
- Insurance Costs

Mahalo!